



City of El Paso – City Plan Commission Staff Report

Case No: SUSU12-00107 Jesus Rodriguez Subdivision
Application Type: Major Combination
CPC Hearing Date: December 5, 2013
Staff Planner: Alejandro Palma, (915) 541-4482, palmaaj@elpasotexas.gov
Location: North of Rojas and West of Joe Battle
Acreage: 1.00 Acre
Rep District: 6
Existing Use: Vacant
Existing Zoning: R-1 (Residential)
Proposed Zoning: R-1 (Residential)
Nearest Park: Ranchos Del Sol (.23 miles)
Nearest School: Loma Verde Elementary (.030 miles)
Park Fees Required: \$1,370.00
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Jesus Rodriguez & Christina Rodriguez
Applicant: Christina Rodriguez
Representative: Barragan & Associates Inc.

SURROUNDING ZONING AND LAND USE

North: R-1 / Single Family Residential
South: R-1/ Vacant
East: R-3/ Single Family Residential
West: R-3A /C/ Single Family Residential

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 1.00 acre of land for one lot in order to develop a single family dwelling. Primary access to the subdivision is proposed from Loma Verde Drive.

The applicant is requesting the following waiver:

- *Roadway improvements on Loma Verde Drive as per section 19.10.050 of the current code.*

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the waiver of additional improvements on Loma Verde, with the exception of street trees, and **approval** of Jesus

Rodriguez Subdivision on a Major Combination basis subject to the following comments and conditions:

Planning Division Recommendation:

Planning recommends approval of the waiver of additional ROW improvements on Loma Verde, with the exception of street trees, as it complies with Section 19.10.050.A (Roadway participation policies – Improvement of adjacent (perimeter) road and utilities). Fifty percent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development. Street trees will be required on Loma Verde at the time of building permit.

City Development Department - Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Show existing and proposed drainage contours and flow patterns within the subdivision.
2. Define proposed drainage areas contributing runoff to proposed inlet on preliminary plat.
3. Provide calculation information verifying destination pond capacity and storm-water system are sufficient for fully developed condition of both proposed lot and adjacent southern lot. Coordinate with Vista Del Sol 156.
4. Label proposed 10' drainage easement as private. Verify if ten feet are sufficient to safely convey entire future developed runoff.
5. Verify if de-silting basin rip rap around future proposed inlet should also extend toward the southern concrete swale due to high potential for erosion.
6. Label existing natural ground slopes on cross section details and define driveway location.

Parks and Recreation Department

We have reviewed **Jesus Rodriguez Subdivision**, a minor plat map and offer the Developer / Engineer the following comments:

Please note that this subdivision is composed of one (R-3) Single-family residential dwelling lot and the applicant shall be required to pay a "Park Fees" in the amount of **\$1,370.00** based on Residential requirements calculated as follows:

$$1 \text{ (R-3) Single-family dwelling lot @ } \$1,370.00 / \text{dwelling} = \mathbf{\$1,370.00}$$

Please allocate generated funds under **Park Zone: E-6**

Nearest Parks: **Ranchos Del Sol** & **McCarthy**

If density/acreage is increased /decreased or the property zoning /use changes, then the "Park Fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

No comments received.

El Paso Fire Department

No comments received.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services. (Loma Verde and David Bret).

911

The El Paso County 911 District requests that addressing be displayed on this plat.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Waiver Request
6. Application

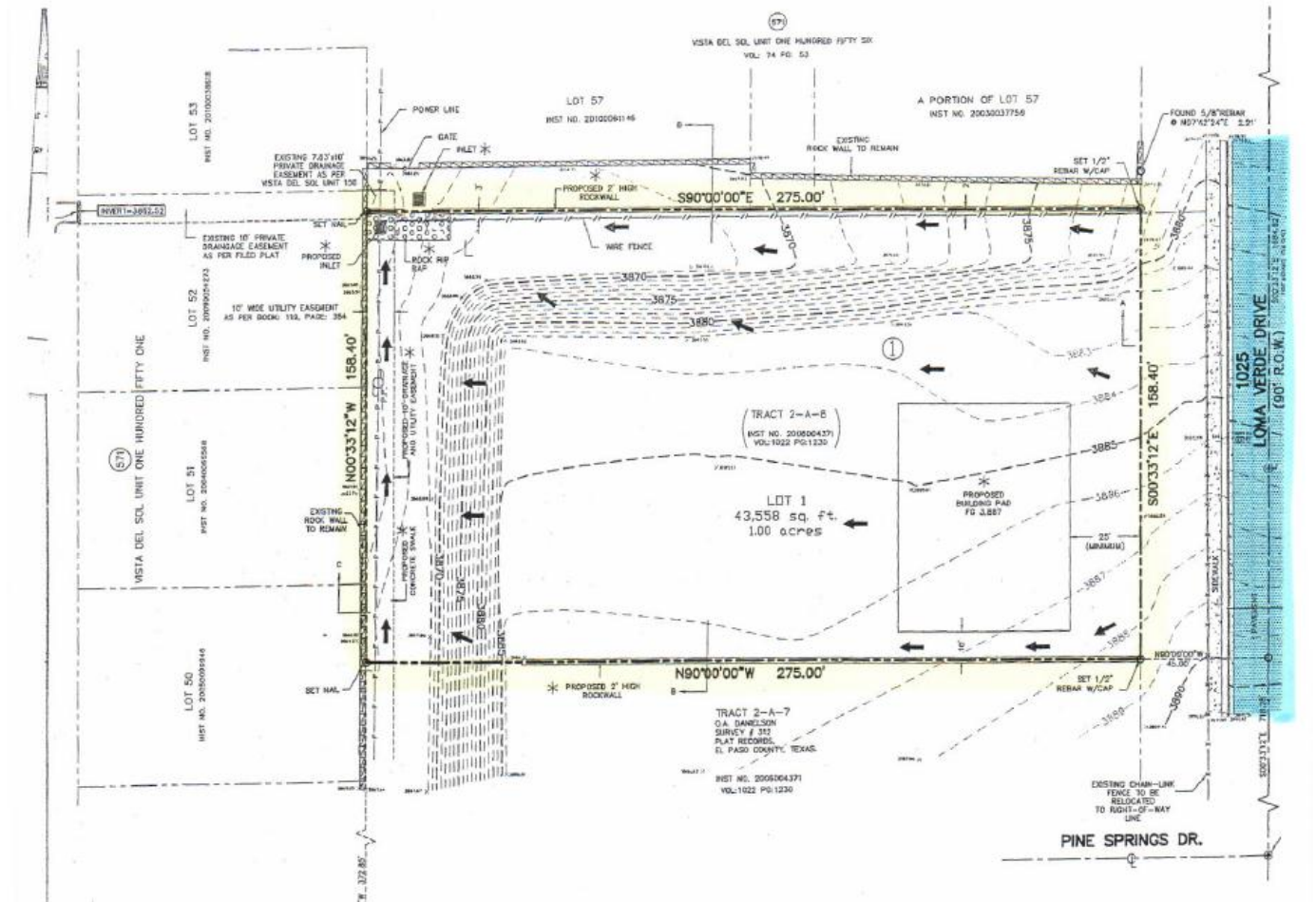
ATTACHMENT 1



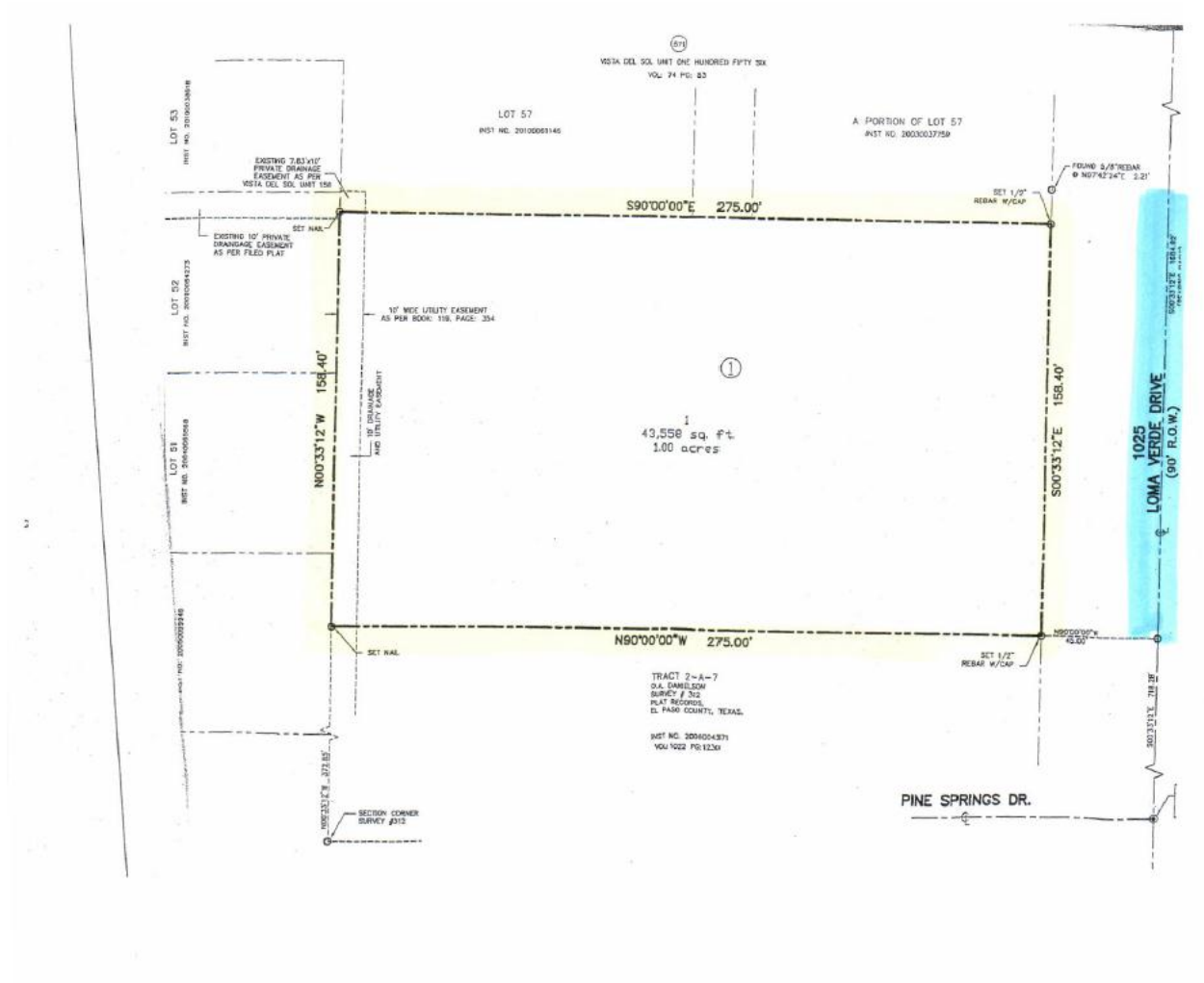
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5

From: [Therods4](#)
To: [Palma, Alejandro J.](#)
Subject: Re: Rodriguez subdivision
Date: Monday, November 25, 2013 4:05:18 PM

I, Christina Rodriguez, (Case Number SUSU12-00107) request to waive any additional improvements on the right away section.

Thank you,
Christina Rodriguez

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 11/07/12 FILE NO. SUSU12-00107
SUBDIVISION NAME: Jesus Rodriguez Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tract 2-A-8 of, O-A. Danielson Survey #312, in the city of El Paso, El Paso County, Texas
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>1.0</u>	<u>1</u>	Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		<u>1</u>
Industrial			Total (Gross) Acreage	<u>1.0</u>	
3. What is existing zoning of the above described property? R-1 Proposed zoning? N/A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
combination of on-site ponding and off-site ponding
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐
If answer is "Yes", please explain the nature of the modification or exception drawing scale modified from (1=100) to (1=30)
9. Remarks and/or explanation of special circumstances: Need to review if the street improvements according to Title 19.15.110 can be waived
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☐ No ☐
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - (See Attached).

12. Owner of record Christina Rodriguez H03 DOB Deannus 79936 915 328 1407
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer BARRAGAN & ASSOC. INC. 1090 PELICANO DR. EL PASO TX 79935
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE
REPRESENTATIVE

915-591-5709
Rodriguez

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.